



PUBLIC HEARING AGENDA

Planning and Zoning Commission October 25, 2005

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

PRE-SESSION – begins at 6:30 p.m. The Planning and Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

1. CONSIDERATION OF MEETING MINUTES for October 11, 2005.

2. Hold a public hearing for **U.A.T. STUDENT HOUSING (CC050076)** (Dorado Capital Investments LLC, property owner) for an existing school to add a new 65,900 s.f. building for a student housing complex, consisting of 131 dwelling units, on 5.7 net acres, located at 2625 West Baseline Road, including the following:

Resolution No. 2005.54 #GEP-2005.04 for a General Plan 2030 Projected Density Map Amendment from a Residential Density of None to Medium-High Density (up to 25 du/ac) on 5.7 acres;

Ordinance No. 2005.74 #ZON-2005.18 for a Zoning Map Amendment from GID, General Industrial District and AG, Agricultural to MU-3, Mixed-Use Medium-High Density on 5.7 acres; and

#SPD-2005.91 for a Planned Area Development Overlay for an existing school (48,251 s.f.) and a proposed student housing complex (65,900 s.f.), totaling 114,151 s.f. in building area.

NOTE: THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 27, 2005 HEARING.

3. Hold a public hearing for **FARMER GOODWIN ARCHITECTURAL OFFICE AND TOWN HOMES (CC050059)** (Doug Bruan, Halle Capital, LLC, property owner and Manjula Vaz, Gammage and Burnham, PLC, applicant) for a proposed Planned Area Development on the north west corner of Farmer Avenue and Ninth Street, with ten (10) new three-story townhomes and an architectural office located within the historic Farmer-Goodwin House, consisting of 1.07 net acres, located at 820 and 830 South Farmer Avenue. This request includes the following:

Resolution No. 2005.57 #GEP-2005.03 for a General Plan 2030 Projected Land Use Map Amendment from Residential to Commercial on .57 net acres, located at 820 S. Farmer Avenue.

Ordinance No. 2003.76 #ZON-2005.14 for a Zoning Map Amendment from R-3, Multi-Family Residential Limited to R/O, Residential/Office on .57 net acres, located at 820 S. Farmer Avenue.

#SPD-2005.79 for a Planned Area Development Overlay consisting of ten (10) three-story, two-bedroom townhomes and one commercial office within the historic Farmer-Goodwin House, on 1.07 net acres, located at 820 and 830 S. Farmer Avenue.

4. Hold a public hearing for **CENTENNIAL HOUSE (CC050078)** (Ronald D./ Eduarda Yates, property owner) **Ordinance No. 2005.64 #HPO-2005.87**, for the historic designation of the Centennial House in the R1-6, Single-Family Residential District, located at 601 West 3rd Street.
5. Hold a public hearing for **PUBLIC HEARING SIGNS (CC050063)** (City of Tempe, applicant) **Ordinance No. 2005.59 #ZON-2005.15** for a code text amendment in the Zoning and Development Code, amending Section 6-404 Notice for Public Hearings, to allow smaller hearing signs for single-family residential and inline commercial tenants with no landscape, when not part of a Planned Area Development Overlay or Zoning Map Amendment request.

6. STAFF ANNOUNCEMENTS

7. FUTURE AGENDA ITEMS

<p>The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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